

CITY OF WEST LAFAYETTE
COMMON COUNCIL
PRE-COUNCIL MINUTES
JULY 30, 2015

The Common Council of the City of West Lafayette, Indiana, met in the Multi-Purpose Room at the Morton Community Center on July 30, 2015, at the hour of 4:30 p.m.

Mayor Dennis called the meeting to order and presided.

Present: Burch, DeBoer, Dietrich, Hunt, Keen, and Thomas.

Absent: Bunder

Also present were City Attorney Associate Murtaugh, Clerk-Treasurer Rhodes, Facilities Director Clark, Police Chief Dombkowski, Human Resources Director Foster, Street Commissioner Payne, Deputy Fire Chief Schutter, and Marketing and Grants Administrator Shaw.

NEW BUSINESS:

Ordinance No. 22-15 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect (Chauncey Construction, LLC.) (Alpha Omicron Pi PD) (R3W to PDRS) (Submitted by Area Plan Commission)

Mayor Dennis read Ordinance No. 22-15 by title only.

Dan Teder (Reiling Teder & Schrier, LLC), representing the petitioner, expressed his appreciation that the agenda was rearranged for his schedule. He requested approval of a rezone of the Alpha Omicron Pi PD at the corner of Grant and Harrison Streets. He explained that there are three older homes at the site that have been converted to apartments with 22 beds. The planned development would raze those buildings for the construction of the Alpha Omicron Pi sorority house. He stated that there will be 16 units with 61 beds, and he explained the general layout of floor plan. He stated that there is onsite parking of 35 spaces, and there are 11 spaces through Purdue at the McCutcheon parking garage. He noted that this meets the Unified Zoning Ordinance standards. He stated that the APC staff report was favorable, and there was a unanimous vote in favor. In response to a question from Councilor Dietrich, Mr. Teder stated that the 11 spaces at the McCutcheon garage are dedicated only to Alpha Omicron Pi.

Councilor Hunt asked Deputy Fire Chief Schutter if the Fire Department has looked at this and feels that it is safe.

Deputy Chief Schutter responded yes. He explained that the building is sprinkled, including the parking area underneath.

There was no further discussion.

REPORT OF APC REPRESENTATIVE

Councilor Keen stated that there are two items scheduled for the August 19 APC meeting that pertain to West Lafayette. Both are rezones near Cumberland Avenue and US 231.

PUBLIC RELATIONS:

Beautification Award

Councilor Hunt stated that the award will be given by Councilor DeBoer to the Town & Gown Bistro.

UNFINISHED BUSINESS:

Ordinance No. 20-15 An Ordinance Abolishing The Non-Reverting Capital Pool Fund (Sponsored by Mayor Dennis)

Mayor Dennis read Ordinance No. 20-15 by title only.

There was no discussion.

NEW BUSINESS (Continued):

Ordinance No. 23-15 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect (Sagamore Commons, LLC.) (OR to GB) (Submitted by Area Plan Commission)

Mayor Dennis read Ordinance No. 23-15 by title only.

Joe Bumbleburg (Ball Eggleston PC), representing the petitioner, stated that this is a rezoning of a piece of ground of 28 acres between Cook and Applebee's. He stated that the APC staff report indicated that tests were met for zoning patterns, land use patterns, and environmental and utility considerations. The remainder of the staff report concerned construction and development issues. He stated that these are not relevant to the zoning issue. He noted that the Council has been provided with a preliminary plat for the area, which would typically not come at this point of the process. He quoted the staff report, saying, "clearly the area has developed differently than expected," and "it appears the most likely future for this land is commercial." He stated that he believes we are all there on that idea. He stated that this passed the APC with a vote of 10 yes to 1 no. Mr. Bumbleburg spoke of meetings held with Public Works Director Buck, Mayor Dennis, and the APC staff. He stated that they have hired Steve Fehribach, one of the premiere traffic engineers in the State, to look at this. He stated that they have accumulated all of the questions from the APC staff and provided them with information. He stated that they are trying to get this in a state where the first occupant can get in there. The next step would be the construction drawings.

Councilor Thomas asked Mr. Bumbleburg to speak more about the access to the space from Cumberland Avenue.

Mr. Bumbleburg stated that they are looking at that. The problem is that as much as they might wish that there, someone has to sell the land for it. He stated that if they can get it done they will, and that it makes sense to do that.

Councilor Dietrich asked if Deputy Chief Leroux is the person to talk to about traffic management and flow, and if he can be available at the Council meeting, and Police Chief Dombkowski responded that he can be available.

There was no further discussion.

Ordinance No. 24-15 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect (New Chauncey Neighborhood) (Submitted by Area Plan Commission)

Mayor Dennis read Ordinance No. 24-15 by title only.

There was no discussion.

Ordinance No. 25-15 An Ordinance Requesting An Additional Appropriation And Reduction To The 2015 Budget (Prepared by the Clerk-Treasurer)

Mayor Dennis read Ordinance No. 25-15 by title only.

Clerk-Treasurer Rhodes stated that this ordinance accomplishes two things. First, it addresses the need to rebalance personnel budgets in the General Fund. Second, it reflects the consolidation of the Parks Non-Reverting Capital Pool Fund to bring the unexpended funds into the Parks and Recreation Fund.

There was no further discussion.

Ordinance No. 26-15 An Ordinance Setting The 2016 City Budget And Setting The 2016 Tax Levy On Property And Tax Rate (Prepared by the Clerk-Treasurer)

Mayor Dennis read Ordinance No. 26-15 by title only.

There was further discussion.

Ordinance No. 27-15 An Ordinance To Fix The Salaries Of Appointed Officers, Employees, And Members Of The Police And Fire Departments Of The City Of West Lafayette, Indiana, For The Year 2016. (Submitted by Mayor John Dennis)

Mayor Dennis read Ordinance No. 27-15 by title only.

There was further discussion.

Ordinance No. 28-15 An Ordinance To Fix The 2016 Wastewater Treatment Utility Salary Schedule As Submitted By The Board Of Public Works And Safety For Approval By The Common Council Of The City Of West Lafayette, Indiana (Presented by the Board of Public Works and Safety)

Mayor Dennis read Ordinance No. 28-15 by title only.

There was no discussion.

Ordinance No. 29-15 An Ordinance To Set The Salaries Of The Elected Officials, City Of West Lafayette, Indiana, For The Year 2016 (Prepared by the Clerk-Treasurer)

Mayor Dennis read Ordinance No. 29-15 by title only.

Clerk-Treasurer Rhodes explained that the Clerk-Treasurer is still listed on this ordinance because the salary ordinance for 2016 actually begins with a pay period during December 2015, and the cash payout occurs in 2016. She stated that we cannot pay someone if they are not on the ordinance, even if it is a roll-off.

There was no further discussion.

ADJOURNMENT

There being no further business at this time, Councilor Burch moved for adjournment. Mayor Dennis adjourned the meeting, the time being 4:46 p.m.